

**COMMON OWNERSHIP LOTS**

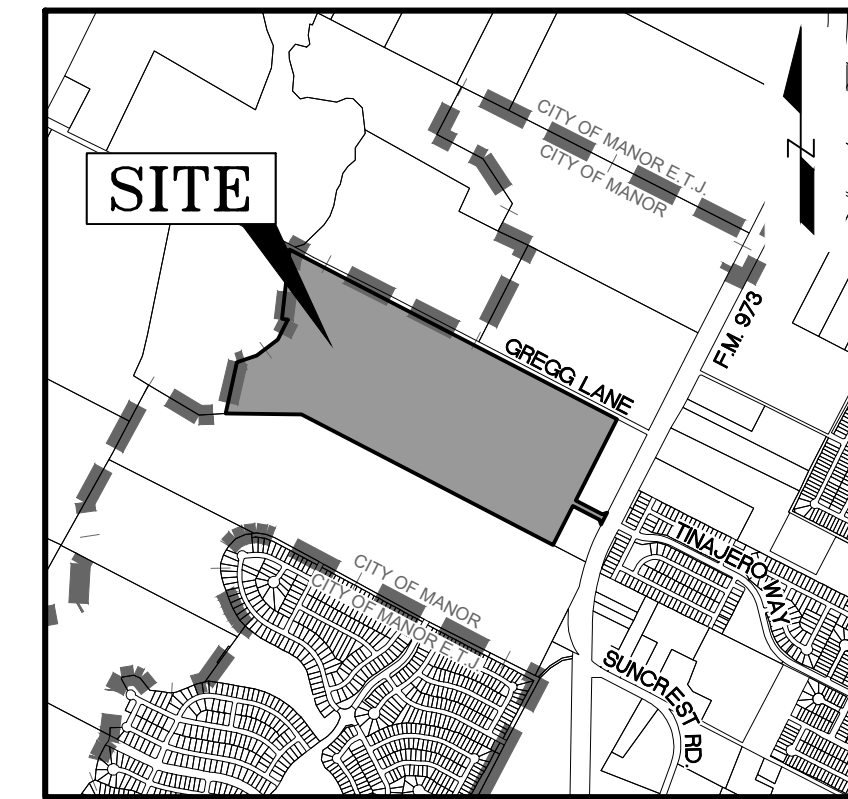
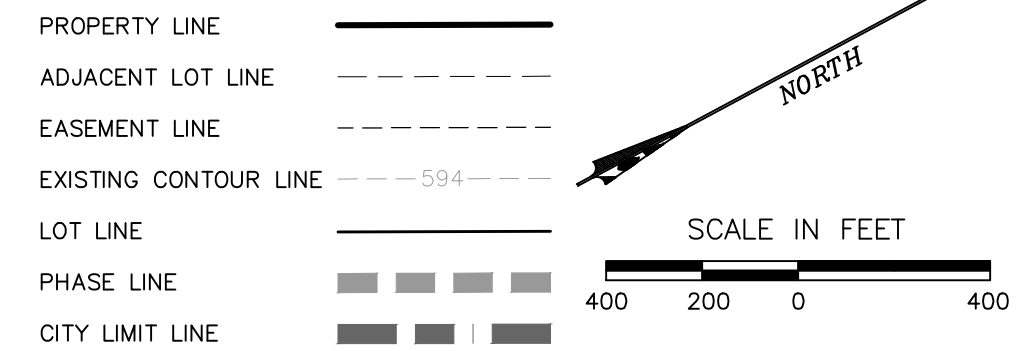
- LOT 1 BLOCK A
- LOT 1 BLOCK D
- LOT 1 BLOCK E
- LOT 1 BLOCK F
- LOT 15 BLOCK G
- LOT 1 BLOCK H
- LOT 16 BLOCK J
- LOT 1 BLOCK K
- LOT 56 BLOCK M
- LOT 1 BLOCK N

**ESTIMATED TIMING OF PHASES**

- PHASE 1 - 08/01/22, DEPENDENT ON PERMIT APPROVAL
- PHASE 2 - 1 TO 2 YEARS AFTER PHASE 1, DEPENDENT ON LOT SALES
- PHASE 3 - 1 TO 2 YEARS AFTER PHASE 2, DEPENDENT ON LOT SALES

# MONARCH RANCH AT MANOR CONCEPTUAL PLAN

**LEGEND**



**LOCATION MAP**  
SCALE = 1" = 2000'

**WATER CALCULATIONS (Per COA Criteria)**

Category	Peak Hour	Peak Day	Fire Demand
<b>Single Family:</b>	457 LUEs x 3.5 people x 900 gal/person/day = 1439550 gpd = 999.7 gpm	457 LUEs x 3.5 people x 530 gal/person/day = 847735 gpd = 588.7 gpm	1000 gpm for 1 HR
<b>Commercial:</b>	72 LUEs x 3.5 people x 900 gal/person/day = 227331 gpd = 157.9 gpm	72 LUEs x 3.5 people x 530 gal/person/day = 133873 gpd = 93.0 gpm	6000 gpm for 2 HR (No Sprinkler) 3000 gpm for 2 HR (With Sprinkler & 50% Reduction)
<b>Total:</b>	529 LUEs x 3.5 people x 900 gal/person/day = 1666881 gpd = 1157.6 gpm	529 LUEs x 3.5 people x 530 gal/person/day = 981608 gpd = 681.7 gpm	6000 gpm for 2 HR (No Sprinkler) 3000 gpm for 2 HR (With Sprinkler & 50% Reduction)

**OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN**

	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
<b>TOTAL</b>	<b>400</b>	<b>5,380,089</b>	<b>123.510</b>	<b>100.0%</b>

**WASTEWATER CAPACITY CALCULATIONS**

Unit	LUEs	Total LUEs	TOTAL POPULATION (capita)
<b>RESIDENTIAL UNITS</b>			
Retail / Commercial	119,800.0 sf	0.000602 LUE/unit	72
Single-Family	385.0 lots	1 LUE/unit	385
Multi-family	0.0 units	0.70000 LUE/unit	0
<b>TOTAL EQUIVALENT POPULATION</b>		1 LUE = 3.5 cap	457
Average Dry Weather Flow, gpd	70 gpd/cap		112,006.33
Average Dry Weather Flow, gpm			77.78
Peak Flow Factor			3.66
Peak Flow, gpd			409,841.92
<b>Maximum Dry Weather Flow, gpm</b>			<b>284.6</b>
Service Area, ac			135.00
Inflow/Infiltration, gpd	750 gpd/ac		101,250.00
Maximum Wet Weather Flow, gpd			511,091.92
<b>Net Maximum Wet Weather Flow, gpm</b>			<b>354.9</b>
Minimum Flow Factor			0.22
Minimum Dry Weather Flow, gpd			24,586.30
<b>Minimum Dry Weather Flow, gpm</b>			<b>17.07</b>

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC  
310 ENTERPRISE DRIVE  
OXFORD, MISSISSIPPI 38655  
PHONE (662) 513-4194  
DAVID BLACKBURN

ACREAGE: 123.516 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

NUMBER OF LOTS: 400  
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF NEW STREETS: 18,717 LF

SUBMITTAL DATE: 05/10/2021

BENCHMARK: GPD DESC.: BENCHMARK #1  
BEARING BASIS: TEXAS NORTH CENTRAL ZONE, 4202, NAD 83 - US SURVEY FEET

VERTICAL DATUM: NAVD 88  
ELEVATION: 593.26'

SURVEYOR: LANDPOINT, INC.  
6410 SOUTHWEST BLVD. STE 127  
FORT WORTH, TEXAS 76109  
PHONE (817) 554-1805  
ROBERT GLEN MALOY, RPLS

ENGINEER: JAMISON CIVIL ENGINEERING, LLC.  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TEXAS 78750  
TBPE NO. F-17756  
PHONE (737) 484-0880  
STEPHEN R. JAMISON, P.E.



**GREGG LANE**  
(VARIABLE WIDTH R.O.W.)

**BOUNDARY LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'

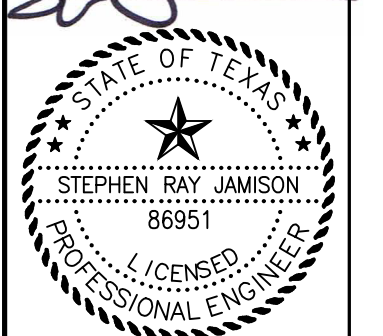
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INFO@JAMISONENG.COM



**MONARCH RANCH AT MANOR**  
**CONCEPTUAL PLAN - OVERALL**  
**GREGG LANE & FM 973**  
**MANOR, TEXAS 78653**

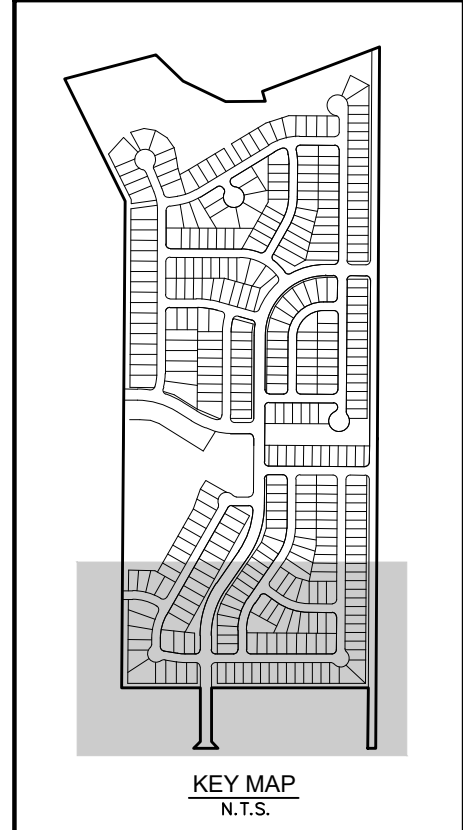
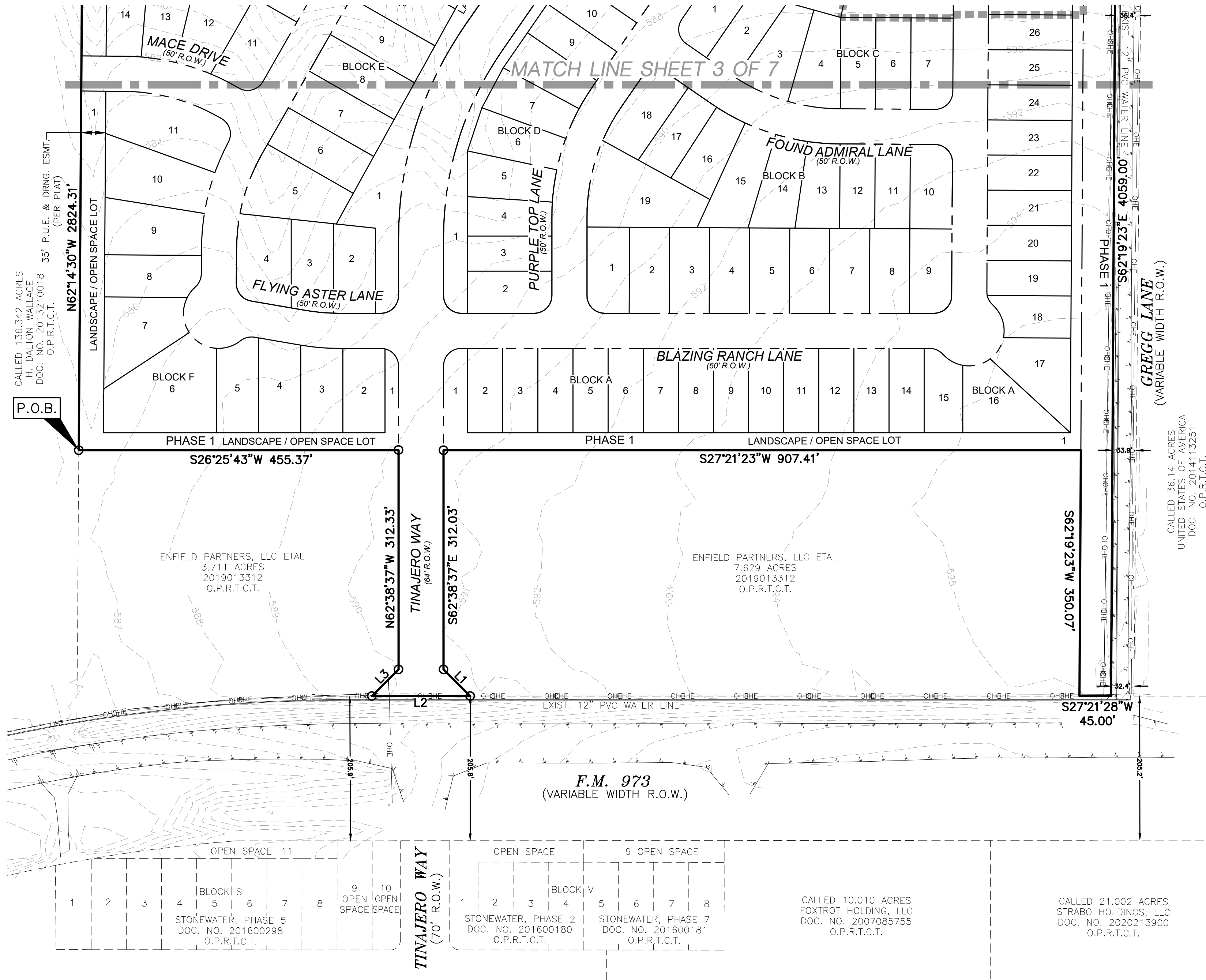
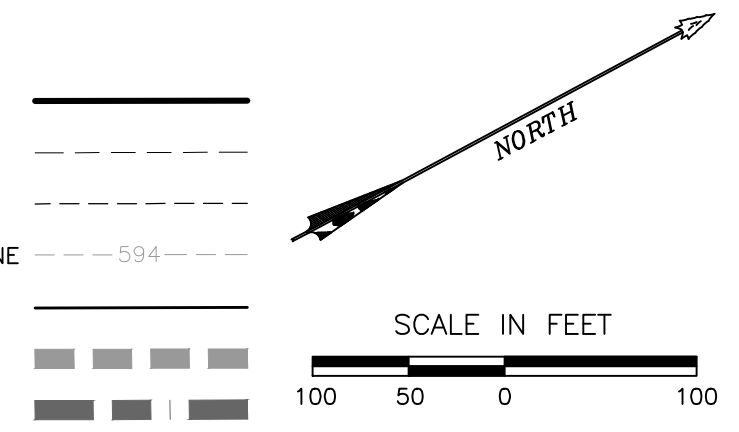
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# MONARCH RANCH AT MANOR CONCEPTUAL PLAN

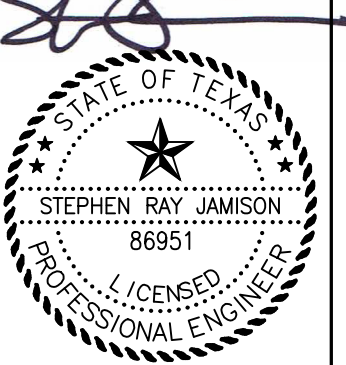
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- PROPERTY LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - EXISTING CONTOUR LINE
  - LOT LINE
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  - CITY LIMIT LINE



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**MONARCH RANCH AT MANOR**  
 CONCEPTUAL PLAN - SHEET 1 OF 4  
 GREGG LANE & FM 973  
 MANOR, TEXAS 78653

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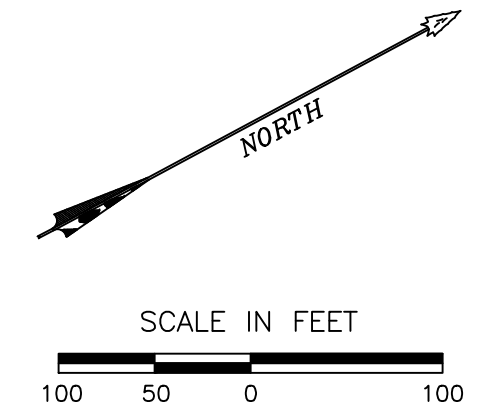
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# MONARCH RANCH AT MANOR CONCEPTUAL PLAN

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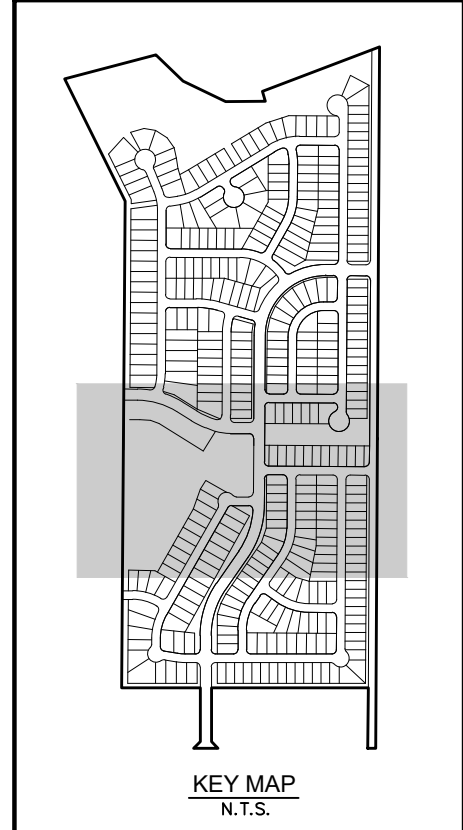


CITY OF MANOR E.T.J.  
CITY OF MANOR

CALLLED 15.74 ACRES  
BOARD OF TRUSTEES OF THE  
MANOR INDEPENDENT  
SCHOOL DISTRICT  
DOC. NO. 2016051094

GREGG LANE  
(VARIABLE WIDTH R.O.W.)

CALLLED 36.14 ACRES  
UNITED STATES OF AMERICA  
DOC. NO. 2014113251  
O.P.R.T.C.T.



CALLLED 136.342 ACRES  
H. DALTON WALLACE  
DOC. NO. 2013210018  
O.P.R.T.C.T.

35' P.U.E. & DRNG. ESMT.  
(PER PLAT)

35' P.U.E. & DRNG. ESMT.  
(PER PLAT)

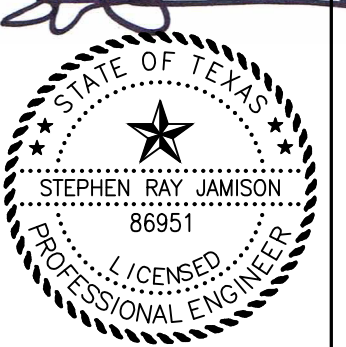
ESMT.

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**MONARCH RANCH AT MANOR**  
CONCEPTUAL PLAN - SHEET 2 OF 4  
GREGG LANE & FM 973  
MANOR, TEXAS 78653

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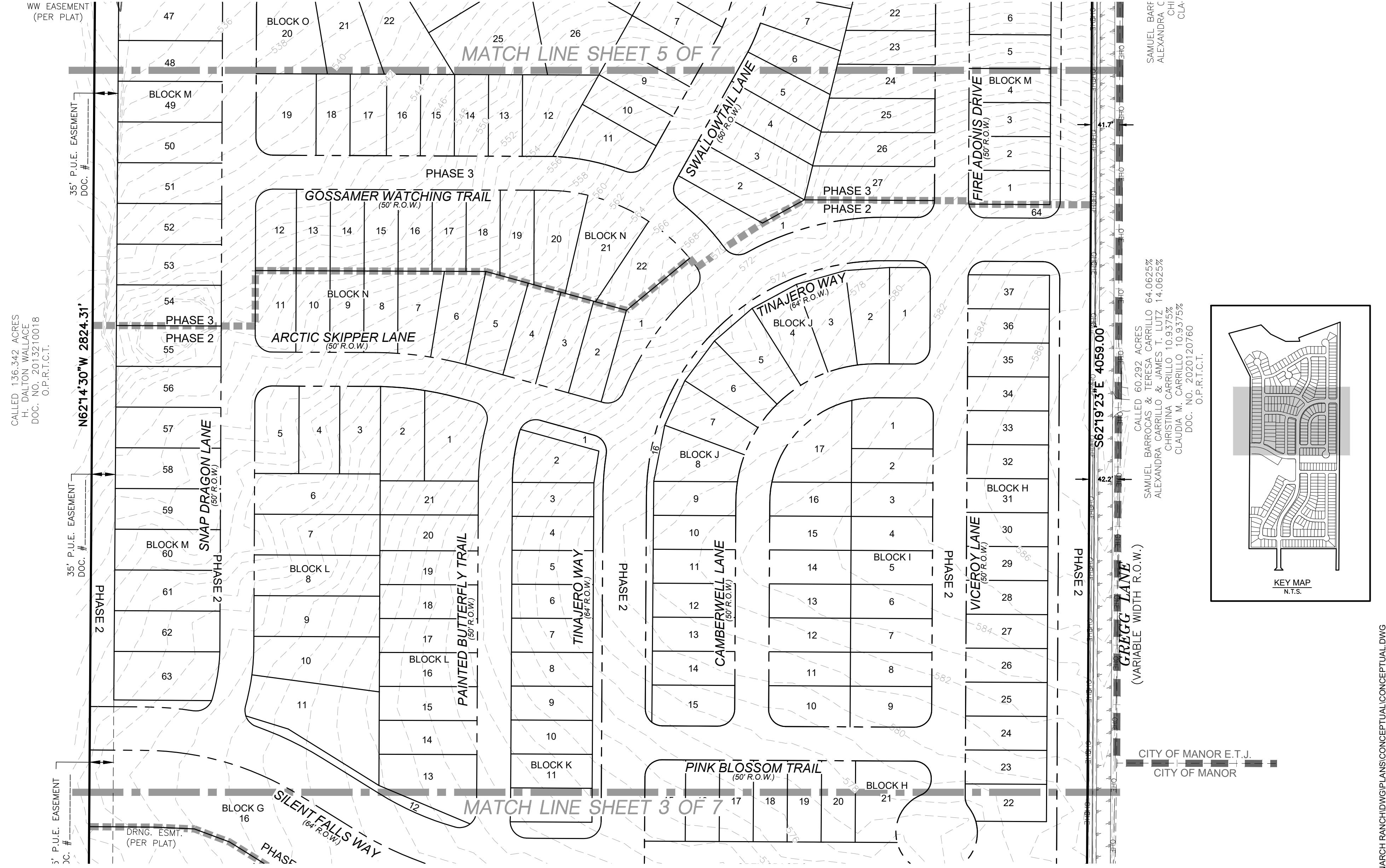
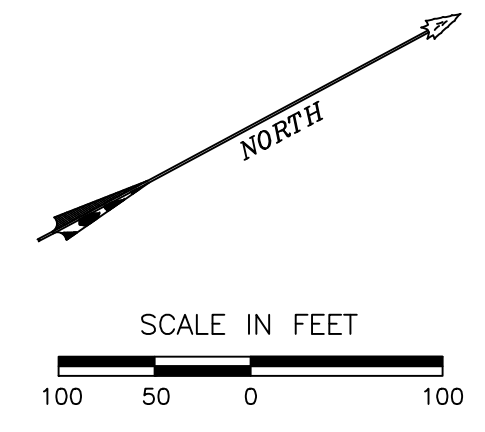


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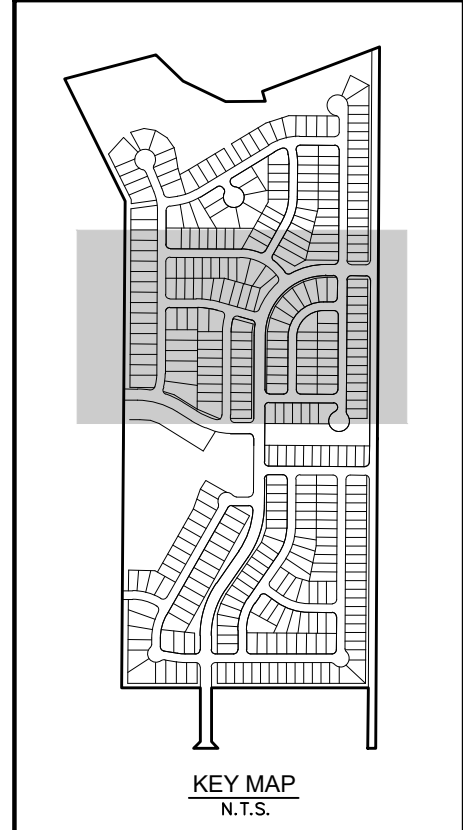
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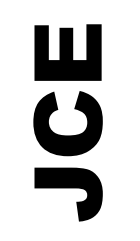
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CALLED 60.292 ACRES  
 SAMUEL BARROCAS & TERESA CARRILLO 64.0625%  
 ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%  
 CHRISTINA CARRILLO 10.9375%  
 CLAUDIA M. CARRILLO 10.9375%  
 DOC. NO. 2020120760  
 O.P.R.T.C.T.

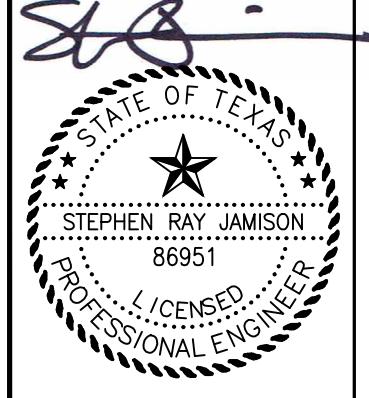


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**MONARCH RANCH AT MANOR**  
**CONCEPTUAL PLAN - SHEET 3 OF 4**  
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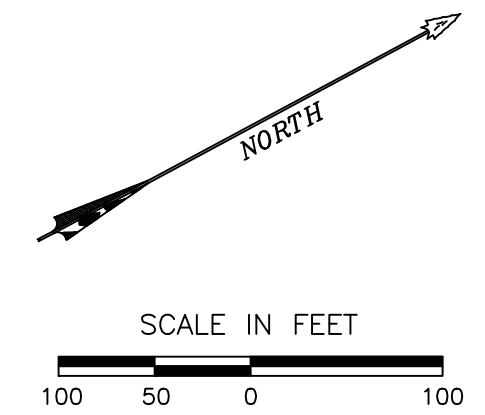
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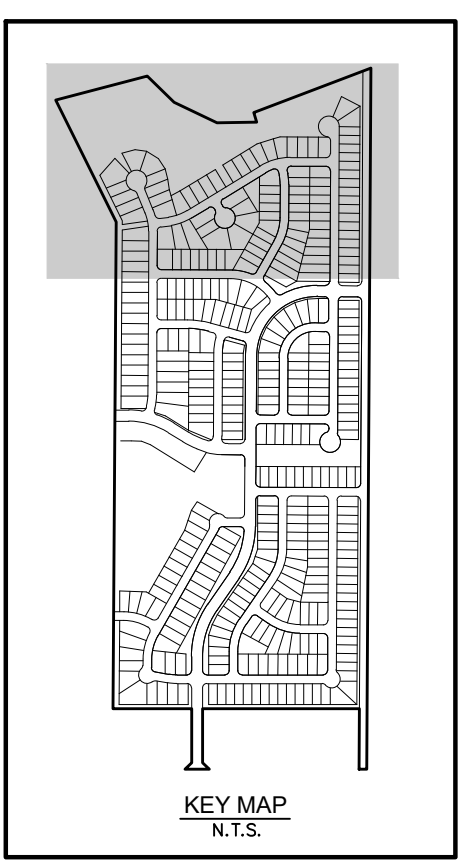
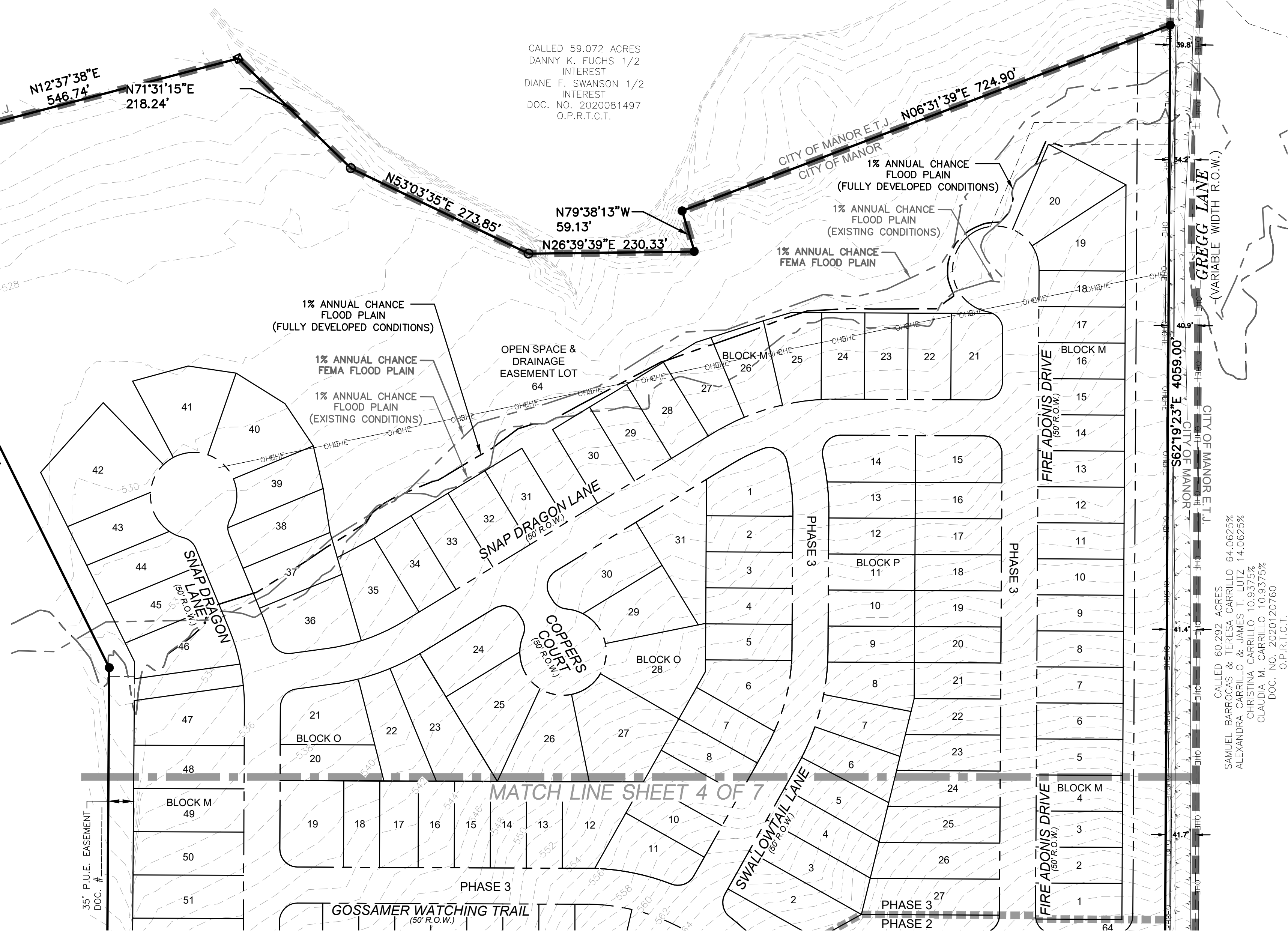
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CALLED 59.072 ACRES  
DANNY K. FUCHS 1/2  
INTEREST  
DIANE F. SWANSON 1/2  
INTEREST  
DOC. NO. 2020081497  
O.P.R.T.C.T.

CALLLED 136.342 ACRES  
H. DALTON WALLACE  
DOC. NO. 2013210018  
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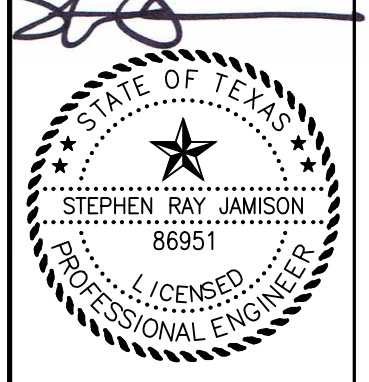
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**MONARCH RANCH AT MANOR**  
**CONCEPTUAL PLAN - SHEET 4 OF 4**  
**GREGG LANE & FM 973**  
**MANOR, TEXAS 78653**

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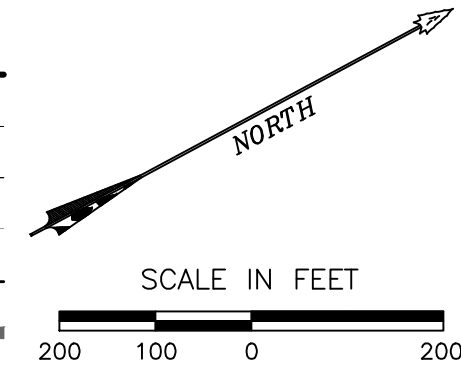
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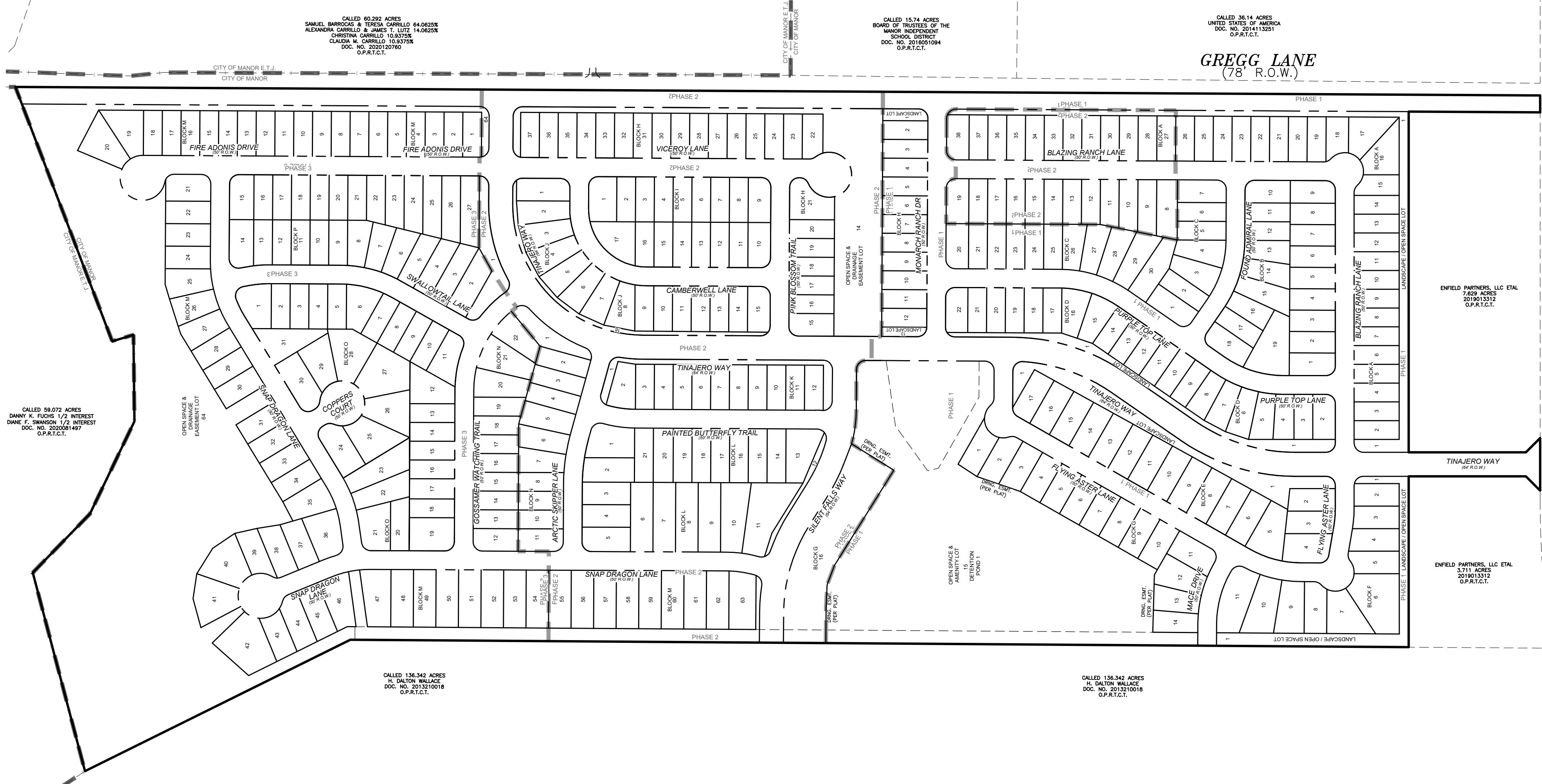
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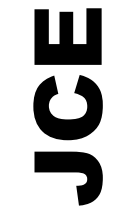
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GREGG LANE  
(78' R.O.W.)

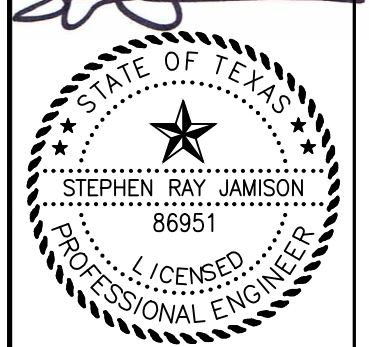
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**MONARCH RANCH AT MANOR**  
**CONCEPTUAL PLAN - PHASING PLAN**  
**GREGG LANE & FM 973**  
**MANOR, TEXAS 78653**

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on 10/17, 2022



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# MONARCH RANCH AT MANOR CONCEPTUAL PLAN

CITY OF MANOR ACKNOWLEDGEMENTS

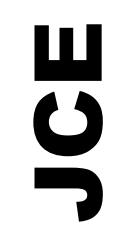
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 JULIE LEONARD, CHAIRPERSON                      LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

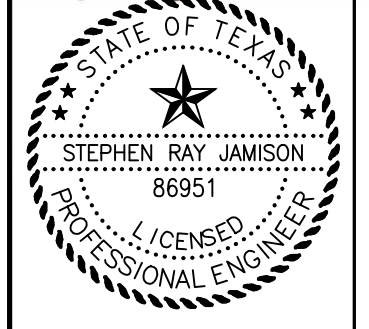
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 DR. CHRISTOPHER HARVEY                      LLUVIA T. ALMARAZ,  
 MAYOR OF THE CITY OF MANOR, TEXAS                      CITY SECRETARY

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**MONARCH RANCH AT MANOR**  
**NOTES**  
**GREGG LANE & FM 973**  
**MANOR, TEXAS 78653**

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